

OUTSIDE

The property is accessed through gate to the front or via the driveway to the rear. From the front the pathway leads to the entrance door at the side of the property. The front garden is gravelled with mature shrubs and to the rear is a gravelled and paved area with drying green.



VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band B. The annual Council Tax payable at present is £1194.15.

FIXTURES AND FITTINGS

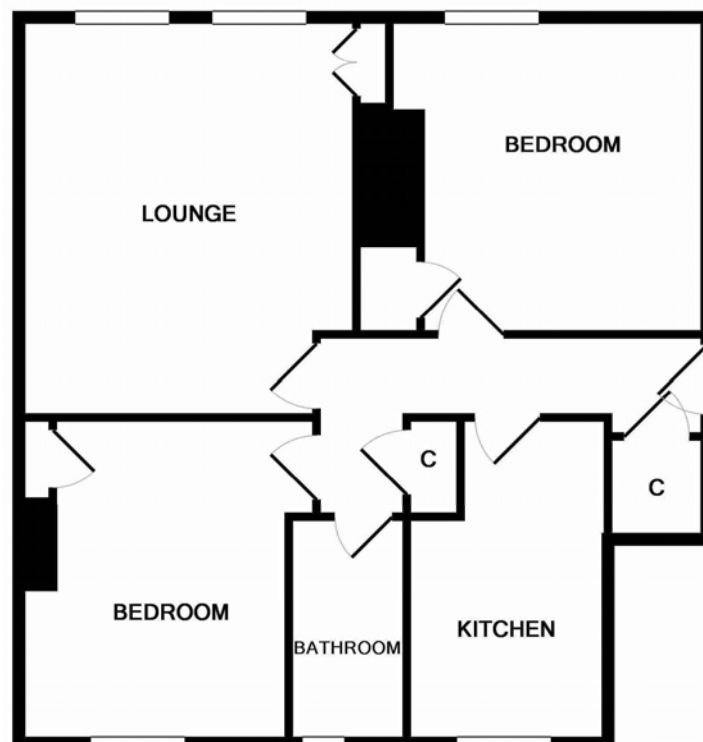
The sale includes furniture, floor coverings, kitchen appliances and contents.

ASKING PRICE

Offers over £175,000 are invited.

OFFERS TO:-

Bradburne & Co., 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.



IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2015 Licence Number 100010747.

86 St Nicholas Street, St Andrews, Fife



MODERNISED GROUND FLOOR FLAT WITHIN WALKING DISTANCE OF TOWN CENTRE

Accommodation:

Sitting/Dining Room, 2 Bedrooms, Kitchen, Family Bathroom

**Gas Central Heating
Double Glazing
Garden**

GENERAL DESCRIPTION

86 St Nicholas Street is a 2 bedroom ground floor flat which has been modernised in recent years. The sitting room is south facing and overlooks fenced and gravelled garden area with mature shrubs. To the rear there is a garden with drying area. The property is fully double glazed with gas central heating throughout and is tenanted from 9th August 2015 to 9th August 2016 with a rent of £800 pcm.

SITUATION

86 St Nicholas Street is situated on the south side of town. The centre of town is only a short walk away. St Andrews provides all day to day facilities and amenities including shopping, leisure centres, cinema, theatre, choice of restaurants and world famous University. The Home of Golf also boasts 6 links golf courses and numerous other courses close by. Leuchars (4 miles) has a mainline railway station and Edinburgh can be reached by car in just over an hour.

DIRECTIONS

From the West Port at the end of South Street head south down Largo Road. Take third turning on the left, into Lamond Drive. Follow straight on turning left into Shields Avenue, then left again on to St Nicholas Street. 86 is located at the end of the road on the right. For route planning the post code is KY16 8BH.

PARTICULARS OF SALE

The property is entered through part glazed hardwood door into:-

Hallway
4.51m x 1m
14'9" x 3'3"

L-shaped hallway. Tiled at entrance door. Storage cupboard. Smoke alarm. Radiator. Storage cupboard shelved. Carbon monoxide detector.

Sitting/Dining Room (Sx2)
4.55m x 3.61m
14'11" x 11'10"

Wall mounted gas fire. Shelved alcove with cupboard below housing electricity meter, gas meter and fusebox. Radiator. TV point.



Bedroom 1 (S) Built in cupboard housing hot water cylinder and central heating control. Radiator.
3.43m x 3.35m
11'3" x 10'11"



Bedroom 2 (N) Built in cupboard with shelf and hanging space.
3.74m x 2.75m
12'3" x 9' Radiator.



Kitchen (N) Floor and wall units. Ocean gas hob with extractor hood. Diplomat electric oven. Tiled splashback. Stainless steel sink and drainer. LEC freezer. Hotpoint Aquarius 900 washing machine. Hotpoint Larder 8129 fridge. Panelled ceiling. Tiled floor. Radiator.
3.8m x 2.22m
12'5" x 7'3"



Bathroom (N) Bath with shower over. Fully tiled. Wash hand basin with cupboard below. Light with shaver point. Tiled floor. WC. Radiator. Extractor.
2.57m x 1.43m
8'5" x 4'8"

